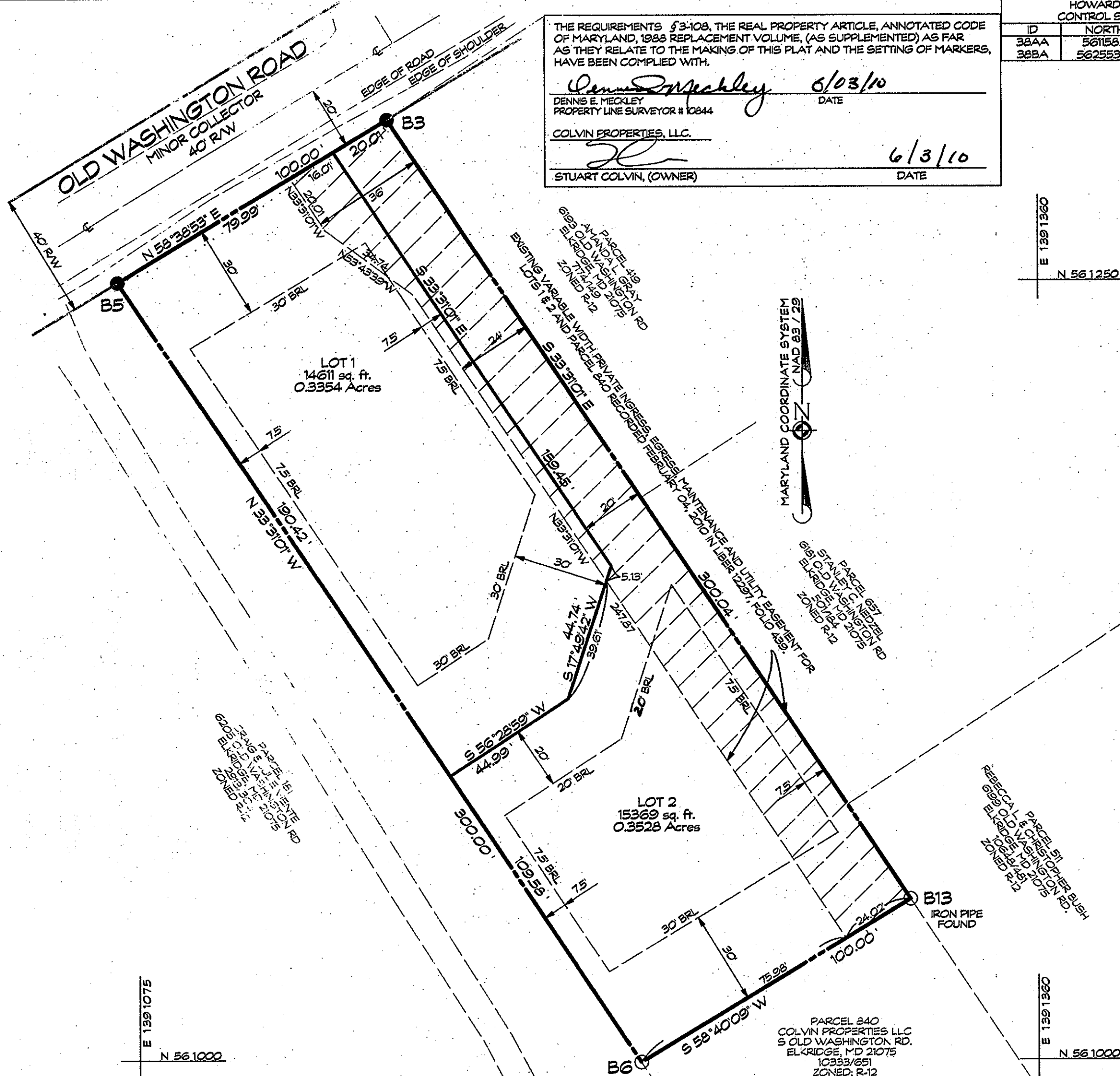


GENERAL NOTES:

- Coordinates based on NAD83/91 Maryland Coordinate System as projected by Howard County Geodetic Control Stations 38AA, 38BA.
- This plat is based on a field run monumented boundary survey performed in January 2009 by CLSI.
- All areas provided on this plat are to be taken as "more or less".
- BRL denotes building restriction line.
- The subject property zoned R-12 per the 2/2/04 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Regulation Amendments effective 7/23/06.
- The lots shown herein comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream (s), or their required buffers, floodplain and forest conservation easement areas.
- Driveways shall be constructed prior to residential occupancy to ensure safe access for Fire and Emergency. Vehicles per the following (minimum) requirements:
 - Width - 12 feet (16 feet serving more than one residence)
 - Surface - 6 inches of compacted crusher run base with tar & chip coating - 1 1/2" min. depth
 - Geometry - maximum of 15% grade, maximum 10% grade change and minimum of 45 foot turning radius.
 - Structures (adverts/bridges) - capable of supporting 25 gross tons (125 loading)
 - Drainage elements - capable of safely passing 100-year flood with no more than 1-foot depth over driveway surfaces.
 - Structure clearances - minimum 12 feet
 - Maintenance - sufficient to ensure all weather use.
- Flag or pipestem lines, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way only and not onto the flag or pipestem lot driveway.
- Trash and Recycling will be within 5' of the county Roadway.
- On March 24, 2008, CLSI performed a site visit to delineate wetlands on Parcel 315. The presence of hydric soils, hydrophytic characteristics were used in the determination of wetland boundaries. No Wetlands were found on Parcel 315.
- There are no Floodplains, Streams or their buffers on site. This was concluded on the March 24, 2008 Site Visit by CLSI.
- No evidence of burial grounds or cemetery sites were observed on the March 24, 2008 site visit.
- There is an existing dwelling and pool located on Lot 1 to remain. No new buildings, extensions or additions to the existing dwellings are to be constructed at a distance less than zoning regulation requirements.
- Landscape for Lot 2 is provided in accordance with a certified landscape plan that has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and the Landscape Manual. Financial Surety for the required trees will be paid as part of the builder's grading permit associated with the site development plan SDP-10-058.
- A fee in lieu of open space for this subdivision in the amount of \$1,500.00 has been paid to satisfy Section 16.121 of the Subdivision and Land Development Regulations.
- This site has a limit of disturbance that is less than 5,000 sq. ft. and is exempt from SWM Regulations Per Section 5.1.2.B.1 of the Howard County Design Manual.
- This subdivision is exempt from the requirements of Section 16.120 of the Howard County Code for Forest Conservation as per section 16.1202 (b)(1)(vi) since it is a minor subdivision creating one additional lot and having no additional subdivision potential.
- This property is located in the "Old Washington Road Historic District - HCR803".
- This property is located within the DWM Airport Zoning District. On 9/19/09, the MAA granted approval via Airport Zoning Permit No. 09-229 for a single family detached dwelling to be constructed on the property.
- Water and sewer service to Lot 2 will be granted under the provisions of Section 16.122B of the Howard County Code. Public water and sewerage allocation will be granted for Lot 2 at the time of issuance of the Building Permit if capacity is available at that time.
- Lot 1 has existing public water and public sewer service.
- An Amended Variable Width Shared Driveway Access Easement and Maintenance Obligation Agreement for the 16' driveway which serves Lots 1, 2 and adjacent Parcel 840 has been recorded in the Land Records of Howard County in Liber 12297, Folio 439.
- Waiver Petition: WP-10-099 was submitted to alter the definition of a pipestem lot as referenced in Section 16.108(b)(3). The letter was to change the subdivisible strip from 50' to 20'. This waiver was approved on February 25, 2010, subject to the following conditions:
 - The minimum lot size calculation requirement for Proposed Lot 2 shall be met by tabulating segment of the pipestem that is 20' or less in width then subtracting that area from the gross area to determine the net lot area.
 - Provide Type B landscape buffer within the 20' front setback of proposed Lot 2 to soften the view of the ex. pool fence on Proposed Lot 1.
 - Compliance with all SRC agency comments generated with the review of this plat.
- This subdivision has been granted a family member exemption in accordance with Section 16.107(b)(1)(v) of the Adequate Public Facilities Ordinance, Subtitle 11 of the Subdivision and Land Development Regulations.
- This development is designed to be in accordance with Section 16.127 - Residential Infill Development - of Subdivision and Land Development Regulations. The developer of this project shall create compatibility with the existing neighborhood through the use of enhanced perimeter landscaping, berms, fences, similar housing unit types and the directional orientation of the proposed houses.
- Site Development Plan approval by the Department of Planning and Zoning is required prior to building permits being issued for the construction of a residential dwelling on Lot 2.
- Lot 2 has no gravity sewer service. Sewer service is to be provided by private on-site pump and private low pressure sewer. A waiver of SECTION 8.3 of Volume 1 of the Howard County Design Manual was approved by the Department of Public Works on April 22, 2010.



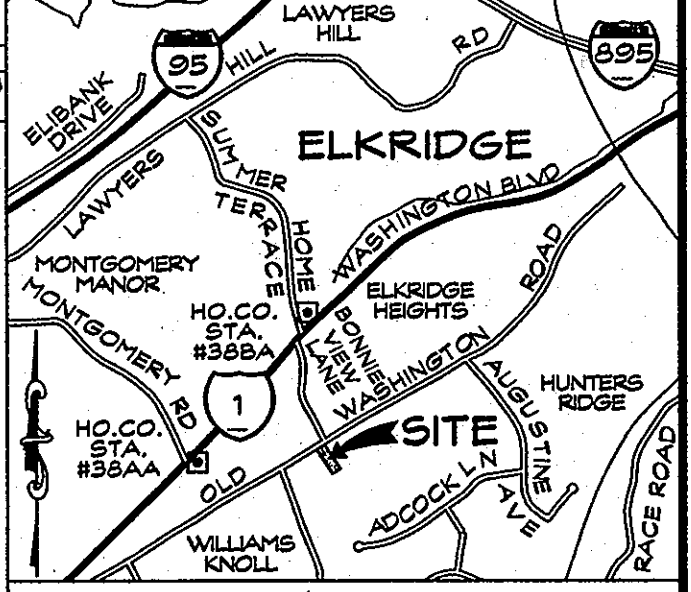
THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Dennis E. Meckley 6/03/10
 DENNIS E. MECKLEY DATE
 PROPERTY LINE SURVEYOR # 10844

COLVIN PROPERTIES, LLC.
Stuart Colvin 6/3/10
 STUART COLVIN, (OWNER) DATE

HOWARD COUNTY GEODETIC CONTROL STATION COORDINATES

ID	NORTHING	EASTING	EL.
38AA	56156.8518	1389726.3303	219.989
38BA	56253.3539	1390967.6669	166.124



COORDINATES

Point No.	Northing	Easting
B3	561301.5262	1391153.6544
B5	561249.4968	1391068.2557
B6	560999.3804	1391233.9112
B13	561051.3788	1391319.3305

- LEGEND**
- DENOTES IRON PIPE FOUND
 - DENOTES COMPED LOT CORNER
 - ▨ AREA OF VARIABLE WIDTH INGRESS / EGRESS, MAINTENANCE & UTILITY ESMT.

AREA TABULATION

- A. TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED
- BUILDABLE: 2
 - NON-BUILDABLE: 0
 - OPEN SPACE: 0
 - PRESERVATION PARCELS: 0
- B. TOTAL AREA OF LOTS OR PARCELS
- BUILDABLE: 29,980 Sq.Ft. or 0.69 AC.
 - NON-BUILDABLE: 0
 - OPEN SPACE: 0
 - PRESERVATION PARCELS: 0
- C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0 AC.
- D. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 29,980 Sq.Ft. or 0.69 AC.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	NET LOT AREA
1	14,611 Sq.Ft.	0	14,611 Sq.Ft.
2	15,369 Sq.Ft.	3,181 Sq.Ft.	12,188 Sq.Ft.

Property is Zoned: R12, minimum Lot Area is 12,000 sq.ft.
 WP-10-099: WAS TO CHANGE UNBUILDABLE STRIP AS DEFINED IN SECTION 16.108(b)(3) FROM 50 TO 20 TO MEET MINIMUM LOT SIZE REQUIREMENT. WAIVER WAS APPROVED FEBRUARY 25, 2010.

PURPOSE: TO SUBDIVIDE PARCEL 315 INTO TWO (2) LOTS.

RECORDED AS PLAT NO. 21188 ON 6/30/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

MINOR SUBDIVISION PLAT
COLVIN PROPERTIES, LLC
 LOTS 1 & 2
 TAX MAP 38, GRID 9, PARCEL 315
 1st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Zoning: R-12 Section/Area: ELKRIDGE Census Tract: 601201

439 East Main Street Westminster, MD 21157-5539
 (410) 848-1790 FAX (410) 848-1791

Engineers • Surveyors
CLSI
 www.clsi-civileng.com
 Land Planning & Environmental Consultants

STATE OF MARYLAND
 DENNIS EUGENE MECKLEY
 2101864 REGISTERED
 PROPERTY LINE SURVEYOR

Date: FEBRUARY 10, 2010

Surveyed By: CLSI Drawn By: JW Drawing No.: 2006102
 Computed By: CKB, JW Checked By: Scale: 1" = 30'

RELATED DPZ FILE #'S: SDP-10-058 ; WP-10-099 SHEET: 1 OF 1

OWNER/DEVELOPER

COLVIN PROPERTIES, LLC.
 ATTN: STUART COLVIN
 8489 HEATHERWOLD DRIVE
 LAUREL, MD. 20723-1201
 301.490.9171 FAX: 301.490.3555

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

West Sheehy 6/23/10
 Chief, Development Division Date

Director 6/14/2010
 Director Date

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Howell 6/14/2010
 Howland County Health Officer Date

OWNER'S CERTIFICATE

I, STUART COLVIN AS PRESIDENT OF COLVIN PROPERTIES, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY HAND THIS 3rd DAY OF June, 2010

Stuart Colvin 6/3/10
 STUART COLVIN DATE
 PRESIDENT - COLVIN PROPERTIES, LLC.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY MATTHEW HOBBS TO COLVIN PROPERTIES, LLC. BY DEED DATED 05/20/2006 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 10023, FOLIO 43, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Dennis E. Meckley 6/03/10
 DENNIS E. MECKLEY DATE
 PROPERTY LINE SURVEYOR REGISTRATION NO. 10844

Date * Revision * By

Scale: 1" = 30'